

WARRANTY DEED

44-2-6 ✓

43-99

Know all Men by these Presents,

020611

That We, EVELYN M. RANCOURT and CELESTE M. HARRIS, f/k/a CELESTE M. ALLEN, both of Waterville, in the County of Kennebec, and State of Maine,

in consideration of One dollar and other valuable consideration

paid by CELESTE M. HARRIS **NO TRANSFER
TAX PAID**

whose mailing address is 45 Lynn Street, Waterville, ME 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and

convey unto the said CELESTE M. HARRIS

heirs and assigns forever,

A certain lot or parcel of land situate in Waterville, County of Kennebec, and State of Maine, being Lot numbered ninety-four (94) and seven (7) feet off the westerly side of Lot numbered ninety-three on Plan of Rosemar Park as amended, made for L. N. Violette Co., Inc., April, 1951 and recorded in Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to the late Louis N. Violette by Lois E. Mann et al by deed of December 11, 1949, recorded in said Registry of Deeds, in Book 865, Page 131 and more particularly bounded and described as follows: Northerly by Mathews Avenue seventy-seven (77) feet; easterly by the westerly line of land now or formerly owned by Bertha T. Vincent one hundred eighteen (118') feet; southerly seventy-seven (77') feet by the northerly line of Lot No. 63 and part of Lot No. 64 and westerly one hundred eighteen (118') feet by the easterly line of Lynn Street.

This conveyance is made upon the express conditions and subject to the following restrictions:

- (1) That no building, or any part of a building, including porches, shall ever be erected or allowed to stand upon said lot within twenty-five (25') feet of Mathews Avenue or within five (5') feet of the west and east boundary;
- (2) That no residences for more than two families will be built thereon;
- (3) That no trade or business will be carried on thereon;
- (4) That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kind;
- (5) That no separate garage shall be built thereon larger than (20') feet by twenty (20') feet, two (2) car, and that the front of said garage shall not be nearer to Mathews Avenue than thirty-five (35') feet;
- (6) That no dwelling house costing less than six thousand (\$6,000.00) Dollars shall be built thereon.

(LEGAL DESCRIPTION CONTINUED ON NEXT PAGE.)

Being the same premises conveyed to the Grantors herein by Warranty Deed of Evelyn M. Rancourt dated February 28, 1985 and recorded in the Kennebec County Registry of Deeds at Book 2777, Page 20. Excepting and reserving to the said Evelyn M. Rancourt only the right for her to remain in and reside at the above described premises for the balance of her natural life.

in the above described premises, have hereunto set our hands and seals this eleventh day of the month of August, A.D. 1987.

Signed, Sealed and Delivered
in presence of

..... Evelyn M. Rancourt
..... EVELYN M. RANCOURT
..... Celeste M. Harris
..... CELESTE M. HARRIS
.....
.....

State of Maine, County of Kennebec

ss:

August 11, 1987.

Then personally appeared the above named EVELYN M. RANCOURT

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]

DANIEL J. DUDGER
Notary Public
Attorney at Law
NOTARY PUBLIC

MY COMMISSION EXPIRES SEPTEMBER 22, 1991

Printed Name,

RECEIVED KENNEBEC SS.

1987 AUG 12 AM 9:00

RECORDED FROM ORIGINAL

SEAL